

Article 11 Substitute Motion: Regulating New Residential Construction

Resolved: To refer the issue of new construction in residential neighborhoods, including garage openings, to a committee comprising the Town Manager and other members, if any, whom he may appoint, including Town employees, with the following guidance:

1. The 2016 Annual Town Meeting finds that new construction in residential neighborhoods is in some cases detrimental and threatening to the character and quality of life in those neighborhoods.

There are problems related to the size, design, and physical orientation of new houses in relation to local norms, in particular in new construction following the complete demolition of older houses.

2. Town Meeting further finds that this issue merits swift action, and asks the Town to draft legislation for Town Meeting to regulate or permit the regulation of such new construction in ways that are appropriate and not overly burdensome to property owners.

Such legislation might, for example, include, but not be limited to, limits on total floor area in relation to lot size and orientation of the front door to the street.

3. Town Meeting further requests that the Town assess the possible use of overlay districts to apply varying requirements for new construction, because Arlington's neighborhoods differ in character and geography.

Town Meeting requests that the Town Manager or his designee report on these issues at the next regular or special Town Meeting, and that the Town place on the warrant proposals for action.

Respectfully Submitted

Adam Auster
Precinct 3
April 25, 2015